



Rowan County Planning and Development Department

402 North Main Street • Salisbury, N.C. 28144-4341

Planning: 704-216-8588 Fax: 704-638-3130

MEMORANDUM

TO: Chairman Jones and the Rowan County Planning Board
FROM: Franklin Gover, Planner
DATE: May 12th, 2016
RE: **Z 05-16**

SUGGESTED PLANNING BOARD ACTION

1. Receive staff report **2.** Petitioner comments **3.** Conduct courtesy hearing
4. Close hearing and discuss **5.** Develop statement **6.** Recommend to Approve /
Deny / Table **Z 05-16**

REQUEST

Valerie Wright is requesting that her property located at 177 Swiss Lane, within the 8100 block of Freeze Road, further referenced as Rowan County tax parcel 246 398 be rezoned to Rural Agricultural (RA) from Manufactured Home Park (MHP). Mark Wright, on behalf of Guynelle Wright, has joined the request to have the adjoining parcels 246 134 and 246 399 rezoned from MHP to RA. Together these three parcels total 5.24 and include an existing manufactured home park called Wright's MHP. There are five manufactured homes in the park scattered throughout the parcels.

The applicant wishes to subdivide parcel 246 398, the largest of the three at 3.39 acres. In order to meet the meet minimum lot standards, the property must be rezoned, similar to Z 01-16. Upon approval of the requested rezoning the manufactured home park will be nonconforming. Section 21-137(c) of the zoning ordinance allows the replacement of nonconforming single wide manufactured homes within 180 days from the date of removal, with required continuous masonry skirting.

ZONING CRITERIA

1. Relationship and conformity with any plans and policies.

Plans - According to the Western Rowan Land Use Plan this property is located within Area Two, areas adjacent to a municipality. The Western Land Use Plan recommends medium density residential development. This area is largely zoned Rural Agricultural.

Note: This parcel is located within a Watershed II area (Yadkin – Coddle Creek).

Policies – N/A

2. Consistency with the requested zoning district's purpose and intent.

Rural Agricultural, RA. This district is developed to provide for a minimum level of land use regulations appropriate for outlying areas of the county. These outlying areas typically consist of rural single-family housing, larger tracts of land used for agriculture or in fields and forest land, with some nonresidential uses intermingled. Multifamily uses are discouraged in this district. This district would provide for protection from the most intensive land uses while containing provisions for a variety of less intensive land uses. It is the intent of this district to rely upon development standards to protect residences from potential adverse impacts of allowed nonresidential uses. The most intensive land uses would not be allowed in this district.

Manufactured Home Park, MHP. This district is established in order to provide for the proper location and planning of manufactured home parks, excluding family manufactured home parks. Special requirements shall be applied to these parks which shall specify improvements to the park to ensure the public health, safety and welfare of the park inhabitants as well as the surrounding area. Designation of an area as being in the MHP district provides design and appearance criteria which are more appropriate for rental manufactured housing and/or spaces, including vinyl or similar skirting, clustering of units and reduced road construction standards.

While the subject parcels are identified as Wright's manufactured home park, the five spaces are not arranged or organized as a typical park, the existing homes are scattered throughout the parcels. These parcels are zoned MHP, having been identified as an existing park in 1998 at the implementation of county-wide zoning, based on the definition of two or more manufactured homes on a single parcel rather than their function. The park does not meet the requirements of the Manufactured Home Park District. When compared to the requirements for manufactured homes in the RA district MHP districts have larger minimum lot sizes, increased setbacks, and internal street

standards. When applying the standards of the RA district the subject parcels become more conforming.

Similar to Z 01-16 on Bradshaw Road, staff recommended the neighboring properties join this request. After explaining the differences with the property owner she agreed to join the request.

3. Compatibility of all uses within the proposed district classification with other properties and conditions in the vicinity.

Compatibility of uses –

The rezoning area is compatible with the RA district based on parcel size and existing development.

Conditions in the vicinity (see map) –

The rezoning area includes an existing manufactured home park with 5 spaces, and a single family residence. The surrounding area is largely single family residences, and manufactured homes on individual lots.

4. Potential impact on facilities such as roads, utilities and schools.

Roads – No available historical traffic counts. This request would not impact Freeze Road.

Utilities – Uses on this site will utilize private water and sewer, subject to verification from the Rowan County Environmental Health Office.

Schools – N/A

PROCEDURES

A statement of consistency is necessary to address the relationship between this request and any applicable county adopted plans prior to making a decision to approve or deny the request. (See attached guide in development of statements.)

STAFF COMMENTS

1. The requested changes to the MHP zoning district will cause Wright's Manufactured Home Park to become nonconforming. By making the park nonconforming, single wide manufactured homes, once removed, must be replaced within 180 and have continuous masonry underpinning to maintain non-conforming status.
2. The adjoining MHP zoned parcels have joined the request
3. No impact on schools or roads

ACTION OF THE PLANNING BOARD

1. Motion to adopt a statement of consistency
2. Motion to recommend approval/denial/table the request to rezone Tax Parcels 246 398, 246 134, and 246 399.

ATTACHMENTS

1. Applications
2. Vicinity Map
3. Site Map
4. Statements Form